108.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,100 / 959,100
					USE VALUE:	959,100 / 959,100
					ASSESSED:	959,100 / 959,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENDY MICHAEL
Owner 2:	HENDY KATHRYN ELIZABETH
Owner 3:	
Street 1:	19 PAWNEE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HENDY MICHAEL -
Owner 2:	-
Street 1:	19 PAWNEE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2475 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9469.000	465,800	500	492,800	959,100
Total Card	0.217	465,800	500	492,800	959,100
Total Parcel	0.217	465,800	500	492,800	959,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.48 | /Parcel: 387.48

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69419
GIS Ref	
GIS Ref	
Insp Date	08/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	465,800	500	9,469.	492,800	959,100		Year end	12/23/2021
2021	101	FV	465,800	500	9,469.	492,800	959,100		Year End Roll	12/10/2020
2020	101	FV	465,800	500	9,469.	492,800	959,100	959,100	Year End Roll	12/18/2019
2019	101	FV	373,500	600	9,469.	492,800	866,900	866,900	Year End Roll	1/3/2019
2018	101	FV	373,500	600	9,469.	422,400	796,500	796,500	Year End Roll	12/20/2017
2017	101	FV	373,500	600	9,469.	394,300	768,400	768,400	Year End Roll	1/3/2017
2016	101	FV	373,500	600	9,469.	338,000	712,100	712,100	Year End	1/4/2016
2015	101	FV	331,700	600	9,469.	302,800	635,100	635,100	Year End Roll	12/11/2014

!8520!

PRINT

Date	Time
12/30/21	07:28:43

LAST REV

Date	Time
08/23/18	14:10:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8520

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDY MICHAEL,	1523-134		3/12/2018	Convenience	100	No	No		
BHANJI IMTIAZ/F	1426-31		11/5/2012		635,000	No	No		
MOURGIS GEORGE-	1291-151		10/14/2004		683,250	No	No		
MOURGIS GEORGE-	1268-1442276		5/28/2003	Family	1	No	No		
MOURGIS GEORGE-	1268-143		5/26/2003	Family	1	No	No		
MOURGIS GEORGE/	1120-97		12/14/1993		100	No	No		A

USER DEFINED

Prior Id # 1:	69419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2018	MEAS&NOTICE	CC	Chris C
3/10/2009	Meas/Inspect	189	PATRIOT
1/30/2005	MLS	MM	Mary M
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9469		Sq. Ft.	Site		0	70.	0.74	4									492,847						492,800	

Total AC/HA:	0.21738	Total SF/SM:	9469	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	492,847	Spl Credit		Total:	492,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	125.354
Other Features:	114668
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488234
Depreciation:	22459
Depreciated Total:	465776

COMMENTS

BK; 1103 PG; 193 BK; 1061 PG; 84 641-4619.
OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.89
Special Features:	0	Val/Su Net:	151.23
Final Total:	465800	Val/Su SzAd	297.07

SKETCH

6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,568	125.350	196,554
LLV	Lower Level	1,512	87.720	132,627

Net Sketched Area:	3,080	Total:	329,181
Size Ad	1568	Gross Area	3080	FinArea	2475
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X12	A	AV	1982	4.48	T	29.6	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc